



BELLINGHAM PLANNING BOARD

2 MECHANIC STREET
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April 14, 2011 Meeting Minutes

- **Present at the Meeting**

Patricia M. Buckley (PMB), Chairman
Glenn C. Wojcik (GCW), Vice Chairman
Dave Brown (DB)
Peter M. Morelli (PMM)
Peter Pappas (PP) (Secretary)
Roger Oakley (RO), Associate Member

Other Officials: Stacey J. Wetstein (SJW), Town Planner
Amy Sault (AS), Coordinator
Mark Bobrowski, Town Council

PMB opened the meeting at 7:05pm.

May Town Meeting Zoning Amendments Public Hearing

- Section 2130(b) Lots split by district boundary line.
- Section 2140 Lots split by Town line.
- Section 4900 Water Resource District map addition
- Section 3300 Parking and Loading Requirements (Sections 3320(d) and 3320(g) Rezoning from Suburban to Business 2 for Map 88, Parcels 19, 20, 20A, 21, 22, 30 and 30A.

PMB advised that some of these items will be discussed by section out of order.

Article 22 - To see if the Town will amend Section 2130(b) of the Town's Zoning Bylaws by deleting said Section in its entirety and replacing it with the following:
(b) Lots split by district boundary line. Where a lot is transected by a zoning district boundary line, the regulations of these Zoning By-laws applicable to the lesser restricted district may, at the option of the owner, be deemed to govern in the more restricted district, up to a distance of not more than thirty (30) feet from said district boundary.

GCW joined the meeting.

GCW: Motion to waive the reading of the public notice.

PMM: Second.

Vote: 5-0 Approved. (PMB, GCW, DB, PP and PMM)

Article 21- REVISION TO TOWN ZONING BYLAW SECTION 4900 WATER RESOURCE DISTRICT MAP – EXPANDED ZONE II – WELL 12

To see if the Town will vote to amend Section 4900 Water Resource Districts of the Zoning Bylaws by, adding to the Water Resource District Map the expanded area of the Drinking Water Supply Well #12 Zone II shown on the map titled “Bellingham Water Resource District Map Addition Proposed May 25, 2011”, which is on file with the Town Clerk’s office, said map to be on file with the Town fourteen days prior to the town meeting, or act or do anything related thereto.

Don DiMartino, DPW Director, explained that by expanding Well #12 it will increase the pumping capacity and theoretically it will reach the well.

PMM: Motion to recommend Article 21 section 4900 expand zone per drawing that Mr. DiMartino has given to the Board.

GCW: Second

Vote: 5-0 Approved. (PMB, GCW, DB, PP and PMM)

Article 16 - AMEND ZONING BY-LAW SECTION 3300

To see if the Town will vote to Amend the Bellingham Zoning By-Laws Section 3300 Parking and Loading Requirements in the following manner:

Section 313 20 (d) a portion of which reads “ plus one space per 100 square feet of function space not designed for eating,” be deleted.

Section 3320 (g) which reads “Retail Businesses, Printing Shop/Copy Center, Other Service Establishments:

One parking space per 150 square feet of gross floor area, but not fewer than three spaces per separate enterprise.” Be amended to read:

Section 3320 (g) Retail Businesses, Printing Shop/Copy Center, Other Service Establishments:

One parking space per 150 square feet of area used by patrons plus one space for each employee on the largest shift.

Lee Ambler believes that the Town of Bellingham has excessive parking requirements. He gave examples of neighboring Towns parking requirements. Mr. Ambler claims that the Planning Board over does it with the parking numbers.

PP questioned where he is coming up with definition of function space. Mr. Ambler said he does not have one. PP has an issue with the way the law is written and convoluted and agrees that it needs to be reworded. GCW also agrees that there needs to be some clarification.

After much discussion, SJW advised that Bellingham along with other area Towns have been awarded a DLTA grant by the MAPC to help reword and rewrite the parking Bylaws.

modification to the 81W. Mr. Bobrowski advised that he was with Tom Houston, who is going to submit a bid for the consulting for the Town. Mr. Houston advised that he has been selected to review this project for the Board.

Mr. Bobrowski advised that the best thing to do would be to line up the escrow accounts; he believes that there is \$4,600 submitted. Mr. Bobrowski advised that Mr. Houston is not only a Civil Engineer, but a traffic engineer and is AICP.

Mr. Bobrowski advised that they will need more money for traffic; put more money into the escrow account as well as his escrow as well. SJW asked about the modification and the lot layouts and asked if it should be included, he asked if they were modifying the drainage and roadways

PMM had questions and RO needs to look it over further before he comments. SJW asked about our 10% inclusionary bylaw and if the 2002 permit would include that or if it would be to today's standards. Mr. Bobrowski advised it is dependent on the date of endorsement, SJW advised that she will look up that date. SJW asked about the new housing rules and if it would apply, Mr. Bobrowski will look into that and get back to the Board. Mr. Bobrowski advised that if this is their 1st submittal then it would apply.

PMB asked for plans for the rest of the parcel, Mr. Neilson advised that they will have to go over Mr. Bobrowski's comments and would get back to the Board. They are about a month out. Mr. McLaughlin has some meetings scheduled then he will need about a month to get everything together for the Board.

PMB explained that this is just a preliminary discussion but opened up to the audience for some questions.

Beth Haines, 53 James St, asked Mr. Bobrowski if they can bring the 2002 discussion back to life, Ms. Haynes asked if they still have to be approved. Ms. Haynes asked what part will be brought back to life and if the modification would reconfigure the drains and roadways too. Mr. Bobrowski does not think it can be successfully done this way.

Mary Rogers, 78 Douglas Dr., requested that traffic studies be done during school session and not over summer to get an accurate depiction of the traffic.

Kerri Anne Kleimola, 953 South Main St, advised she lives where the traffic study is being done. She claimed that in the ten years she has lived there, she has had cars on her front lawn, her concern is the traffic. She has small children and is concerned with the traffic and the new road. She asked if the light will be at Center St. PMB claims the Board is aware of her concerns regarding her children's safety.

Dawn Calderwood, 48 Douglas Dr., questioned the sewer and it seems to be contingent on the Shores at Silver Lake 40B project. PMB advised that her questions are premature at this meeting.

PMM asked for the timeline and if the sewer plans will be ready for the next meeting, Mr. McLaughlin advised that they will talk to Mr. DiMartino this week.

Ms. Haynes talked about traffic and asked if Lakeview Estates will be counted into the traffic study, the lights at Center and asked if all will be taken into account including the

SJW advised that we did get the District Local Technical Assistance Grant for the SWAP area to look at our parking requirements. SJW advised that the Grant is for all the SWAP communities which include Hopkinton, Medway, Sherborn and Bellingham. SJW advised that with their help, we will all be looking at the goal of reducing impervious surface. SJW advised it gives incentives for people to make their sites more walkable so less parking is needed. She will make sure to have the MAPC look into how it can change our parking Bylaw as ours tend to be outdated.

PMM asked how the Bylaw will be given, SJW advised it is a model bylaw then we will be able to tweak it with MAPC help. PMM advised that he and PP had a long discussion after the Fin Com meeting about where the bylaw should go. PMM believes this assistance will be a big help in writing the bylaw.

SJW advised that she was sent a last minute email (copies distributed to the Board) regarding the DLTA grant and how the Boards support would help to be included in their budget.

SJW advised that someone from the Board needs to be at the Zoning Board meeting on April 18th to let them know that the Board has recommended sections 2130, 2140 and 4900. PMB advised she could go. SJW also advised that the Board needs to let the ZBA know which articles were passed on.

PMB thanked Theresa Desmaris for donating her time to video the meeting.

DB: Motion to adjourn.

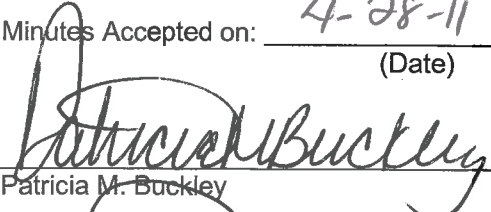
RO asked if it were improper for the gentleman representing Shores at Silver Lake III to have already been before the Con Com. PMB advised it is not. SJW advised that you cannot require someone to go the Con Com before the Planning Board; we can ask that they do it concurrently but the way Mass General Law is written we cannot tell them or force them to do that. PMM believes it will fall under the area of the Con Com because they are talking about rebuilding an area and putting a sewer main under the Arcand bridge down at Silver Lake as part of tonight's discussion.

GCW: Second.

Vote: 5-0 Approved (PMB, GCW, DB, PMM and PP).

Minutes Accepted on: 4-28-11

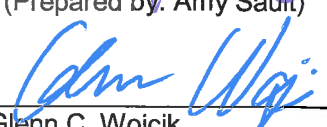
(Date)


Patricia M. Buckley


Peter Pappas


Peter M. Morelli


(Prepared by: Amy Sault)


Glenn C. Wojcik


Dave Brown